

For Lease: Showroom/Shop Space 3501 S. Phillips Ave Sioux Falls, SD



Located in the desirable South side of Sioux Falls!

Rate:

Size:

Zoning:

Taxes:

\$4.75/Sq. Ft. NNN

22,560 Sq. Ft.

l-1 Light Industrial

\$13,039 Annual

Description:

The lot size of the property is 1.41 acres, that is entirely fenced in near Interstate 2-29, giving it great interstate exposure and access. It has approximately 18,000 sq. ft. of heated warehouse with 12' sidewall height, and 4 grade level 10' H x 18' W drive in doors. (expandable up to 7) There is a front showroom along with 2 private offices and a large open office area.

Ron Nelson, CCIM C: 605-728-7600 E: Ron@Ncommercial.com



Richard Thomason C: 605-521-4449 E: Richard@Ncommercial.com

www.Ncommercial.com

*Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



AERIAL







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PHOTOS



Front Showroom

Ron Nelson, CCIM C: 605-728-7600 E: Ron@Ncommercial.com

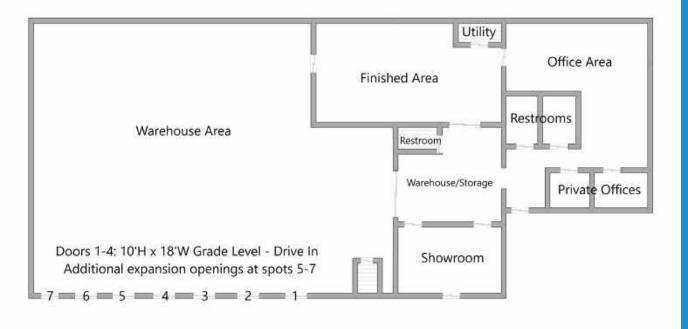


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FLOORPLAN



Not to Scale - For Illustrative Purposes Only

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